

AGREEMENT TO LEASE

This agreement, made this 16TH day of August, 2010, between

L&W Properties LLC

(hereinafter "Lessor") and

Heliodoro Catalan

(hereinafter 'Lessee').

Lessor does hereby agree to grant, demise and let, and Lessee does hereby agree to take

1801 E Division St, with appurtenances, from the 16TH day of

August, 2010 to the 30TH day of August, 2011, at the rent or sum of

Thirty Thousand Dollars, Dollars (\$ 30,000.00), to be paid as follows:
In installments of \$2,500.00 on or before the first day of each month.

It is further agreed by and between the parties that the Lessor shall:
Prepare the lease contract.

It is further agreed by and between the parties that the Lessee shall:
Has paid on this day a deposit of \$4,000.00, to be applied towards the lease.

It is further agreed that the lease herein provided for shall be executed by the Lessor
hereto on the 16ST day of August, 2010.

It is further agreed that in event that the lease herein provided for shall be executed,
then and such case the Lessor shall give, and the Lessee shall take, possession of said
premises on the 16ST day of August, 2010, and the rent to be reserved in the said
agreement herein provided for shall commence and be payable from said last mentioned
date. It is further agreed that, in the event that either party hereto shall neglect, refuse or in
any way fail to execute the lease herein provided for; at said time and place, then the party
in default shall pay to the other party the sum of
Dollars (\$0.00) as liquidated damages and not as a penalty.

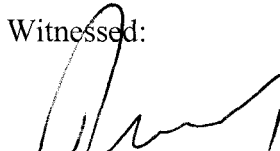
It is further agreed that the lease shall contain the following further provisions:

FILED
TARRANT COUNTY TEXAS
2010 AUG 31 PM 3:02
BY
SUZANNE HENDERSON
COUNTY CLERK


It is further agreed that these presents shall operate only as an agreement to lease, and not as a lease.

IN WITNESS WHEREOF, the parties hereto sign their names.

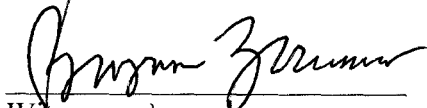
Witnessed:



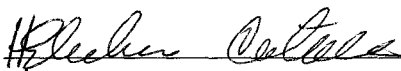
Witness



Lessor



Witness



Lessee

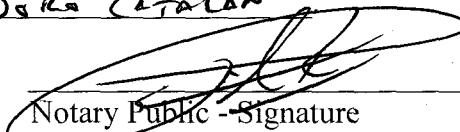
STATE OF TEXAS

COUNTY OF DAALL

This instrument was acknowledged before me on 08-16-10
by LEWIS MILLER AND HELEODORA CATALAN

(SEAL)

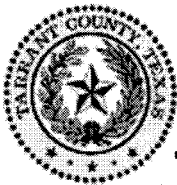




Notary Public - Signature

SUZANNE HENDERSON

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

HELIODORO CATALAN
1801 E DIVISION ST STE 103
ARLINGTON, TX 76011

Submitter: HELIODORO CATALAN

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 8/31/2010 3:04 PM

Instrument #: D210212956

LSE

3

PGS

\$20.00

By: _____

Suzanne Henderson

D210212956

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: CAMADDOCK